

# LANCASTER COUNTY PLANNING COMMISSION

## AGENDA

for Regular Meeting

DATE: 26 July 2004

PLACE : **Agenda Briefing:** Lancaster City Council Chambers, **Room #4**,  
Southern Market Center, 100 South Queen Street, Lancaster, Pennsylvania

TIME: **2:30 p.m.**

**Public Meeting:** Lancaster City Council Chambers,  
Southern Market Center, 100 South Queen Street, Lancaster, Pennsylvania

TIME: **4:00 p.m.**

**NOTE: The Planning Commission will accommodate handicapped and/or disabled persons who wish to attend this meeting. If you are a person with a disability and wish to request an auxiliary aid, assistance, or service, please contact The Planning Commission Administrative Secretary, at least forty-eight (48) hours prior to the meeting date by calling (717) 299-8333.**

### ORDER OF BUSINESS:

I. Call to Order and Recognition of Guests\*\*

\*\* Any person who wishes to speak to the Planning Commission regarding any item on the Agenda should notify the Chairperson at this time.

The Planning Commission may consider such other business as may come before it prior to the adjournment of the meeting.

II. Minutes of the Meeting of 12 July 2004

III. Bills and Communications

IV. Report of Committees & Task Forces

V. Consent Agenda Items

- A. **The following items will be acted on by a single motion unless any member of the Planning Commission wishes to consider an item separately or a request is made by the public to discuss the item:**

**\*\*\* *Italic print denotes action proposed by staff that has not yet been approved by the Planning Commission***

**1. Requests for Waivers:**

- a. **Farm Housing**, Benjamin S. Beiler, Sadsbury and Bart Townships, Section 303 Plan Processing Procedures (*Sadsbury Township*), (*Recommended for Conditional Approval*)
- b. **#74-208-4A**, Narvon Station Subdivision, Caernarvon Township, Sections 602.07, 602.07.A, and 602.07.B Vertical Alignments and Section.602.03.C Street Cartway Width, (*Recommended for Postponement Until 9 August 2004 Meeting*)
- c. **#89-47-2**, Lancashire Subdivision, East Cocalico and Brecknock Townships, Section 303 Plan Processing Procedures (*Brecknock Township*), (*Recommended for Disapproval*)
- d. **#02-48**, Steven L. Oberholtzer, Caernarvon Township, Section 602.19.E Centerline Separation Distance, Section 608.01.C Landscape Screening, (*Recommended for Conditional Approval*)
- e. **#04-20**, Groff Road Subdivision, Eden Township, Section 607.03.N (*1 thru 7*) Minimum Standards of Retention Basins, (*Recommended for Approval*)

**2. Requests for Extensions of Time to Attain Compliance with The Conditions of Plan Approval:**

**3. Unconditional Preliminary Plan Approvals:**

**4. Requests for Approval of Subdivision and/or Land Development Applications:**

- a. **#78-476-3**, Brian R. & Pauline L. McCreight, Manor Township, (*Recommended for Conditional Approval*)
- b. **#86-440-2**, Samuel L. Glick, Bart Township, (*Recommended for Conditional Approval*)
- c. **#04-66**, Amos Beiler Property, Strasburg Township, (*Recommended for Conditional Approval*)

As part of the action on each Final Plan for Approval, the Commission conditionally waives the requirement to record the plan within ninety (90) days of the meeting date as stated in Section 303 of the Lancaster County Subdivision and Land Development Ordinance of 1991. This action extends by ninety (90) days the time allowed to record the Final Plan. Therefore, the final plans approved or conditionally approved at this meeting must be recorded within one-hundred and eighty (180) days of today's date. Applicants should reference the full text of the final approval letter for any conditions placed upon this action.

**5. Requests for Review of Subdivision and/or Land Development Applications:**

- a. **#68-116-4E**, Heatherwoods – Phase 2, East Cocalico Township, (*Report Forthcoming and Recommended for Conditional Approval*)
- b. **#71-111E**, DDP Enterprises, Inc., Columbia Borough, (*Recommended for Conditional Approval*)
- c. **#72-78-7G**, Norman L. & Mary T. Laporte, West Donegal Township, (*Recommended for Conditional Approval*)
- d. **#76-383C**, New Holland Borough Authority, East Earl Township, (*Recommended for Unconditional Approval*)
- e. **#78-29A**, Porter Tract, East Hempfield Township, (*Recommended for Conditional Approval*)
- f. **#79-300-5A**, E.K.M. Enterprises, Clay Township, (*Recommended for Conditional Approval*)
- g. **#81-283-1B**, Victor S. Bucher Estate and Reamstown Fire Company No. 1, East Cocalico Township, (*Recommended for Conditional Approval*)
- h. **#82-162-1A**, Alvin F. King, Leacock Township, (*Report Forthcoming and Recommended for Conditional Approval*)
- i. **#83-338-1A**, Cletus L. & Dale L. Balmer (*Peters Tract*), Rapho Township, (*Recommended for Conditional Approval*)
- j. **#85-395E**, Timberline Estates, East Earl Township, (*Recommended for Conditional Approval*)
- k. **#87-25E**, 178 Canterbury Turn, Manheim Township, (*Recommended for Conditional Approval*)
- l. **#92-163A**, Gary L. & Kim R. Buchen, Penn Township, (*Recommended for Conditional Approval*)
- m. **#92-201A**, Henry S. Fisher, Paradise Township, (*Recommended for Conditional Approval*)
- n. **#95-189-3**, Eastern Industries, Inc., West Cocalico Township, (*Recommended for Conditional Approval*)
- o. **#99-93-1A**, Susquehanna Self Storage, East Donegal Township, (*Recommended for Conditional Approval*)
- p. **#03-29A**, Two Cousins Pizza, Penn Township, (*Recommended for Unconditional Approval*)
- q. **#04-63**, Donegal Presbyterian Church, East Donegal Township, (*Recommended for Disapproval*)
- r. **#04-64**, Ramesh Sonecha, East Lampeter Township, (*Recommended for Conditional Approval*)
- s. **#04-65**, Henry Miller, Upper Leacock Township, (*Recommended for Conditional Approval*)
- t. **#04-67**, Lancaster County Weeklies, Inc., Ephrata Borough, (*Recommended for Conditional Approval*)
- u. **#04-68**, Simeon S. Stoltzfus, Paradise Township, (*Recommended for Conditional Approval*)

**6. Requests for Planning Modules Review for Land Development:**

- a. **Beiler**, John S., Fulton Township
- b. **Fisher**, Roy S., Eden Township
- c. **Myer**, Gerald L. & J. Marlin, Elizabeth Township
- d. **#68-125-2B**, Tanglewood Manor, Inc., East Drumore Township
- e. **#78-476-3**, Brian R. & Pauline L. McCreight, Manor Township
- f. **#83-338-1A**, Cletus L. & Dale L. Balmer (*Peters Tract*), Rapho Township
- g. **#87-112E**, Stevens Street Subdivision for J. Dwight Yoder, East Hempfield Township

**7. Requests for Community Planning Reviews:**

- a. **#1-46**, Adamstown Borough, Proposed CDBG (*Community Development Block Grant*) funding of a gravity sewer extension on Mohn's Hill Road.
- b. **#20-60**, East Earl Township, Proposed amendment to the Zoning Ordinance by permitting intensive agricultural production facilities as a special exception in the Agricultural District.
- c. **#20-61**, East Earl Township, Proposed amendment to the Zoning Ordinance by amending the special exception language in the Light Industrial Zoning District to add vehicular garages as a special exception and providing for an Open Space Neighborhood Option in the Residential Medium Density District.
- d. **#26-43**, Ephrata Borough, Proposed comprehensive amendments to the Zoning Ordinance (*Complete*), (*Report Forthcoming*)

VI. Old Business

VII. New Business

VIII. Public Participation

IX. Adjournment

**NOTE: The next scheduled meeting of the Lancaster County Planning Commission will be on Monday, 9 August 2004.**